BILL GARRETT, Davidson County
Trans:T20170002716 DEEDQC
Recvd: 01/11/17 08:34 4 pgs
Fees:22.00 Taxes:0.00

20170111-0003030

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Amos L. Howard, Affiant

Subscribed and sworn to before me this 31st day of December, 2016.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

Address of new owner:

Amos L. Howard
1214 Bayard Ave.
Murfreesboro, Tennessee 37130-9542

Send Tax Bills to:

SAME

Map-Parcel Numbers

Davidson County:
148 00 0 191.00
Rutherford County:
028E B 00701

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **A.L. HOWARD, LLC**, a Tennessee limited liability company, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring its entire interest in the subject parcels of real property, hereby releases, remises and quitclaims unto **Amos L. Howard** all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of December, 2016.

A.L. HOWARD, LLC

By: _____

Amos L. Howard, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amos L. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member (or other officer authorized to execute the instrument) of A.L. Howard, LLC, the within named bargainor, a limited liability company, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of A.L. Howard, LLC, as its Managing Member.

WITNESS my hand, at office, this 31st day of December, 2016.

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Legal Descriptions

Davidson County:
148 00 0 191.00 – 114 Haywood Lane, Antioch, Tennessee 37013

All that tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows: Lot 3 on the Revised Plat of Reserved Parcel B, Haywood Development as of record in Book 5050, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a State Highway R.O.W. Monument in the North margin of Haywood Lane, said point being South 69 deg. 29' 26" West, 188.18' from the Northwest Intersection of Haywood Lane and the return radius of Bakertown Road; thence, with said Lane South 88 deg. 54' 40" West, 37.2' to the point; thence, leaving said R.O.W. North 25 deg' 26' 26" West, 296.18' to a point; thence, along the South margin of an ingress-egress easement, North 40 deg. 26' 25" East, 93.13' to a point 100' westerly from Bakertown Road; thence South 25 deg. 26' 26" East, 354.0' to a point in the North margin of Haywood Lane; thence, with said Lane, South 69 deg. 29' 26" West, 51.3' to the point of beginning; containing 0.64 acres (28,050 sq. ft.) more or less.

Together with a non-exclusive 25 foot wide easement for ingress and egress to the above described property from Bakertown Road, lying adjacent to the northwesterly boundary of said property. Said easement shall include the right to install utilities within the same to said property and a directional sign not in excess of 6 feet in height and 2 feet in width with the total area of the sign not to exceed 4 square feet. Grantee shall have the right to improve said easement area by paving and to maintain the same.

This property is subject to a 50 feet non-exclusive ingress-egress easement across the south end of the property adjacent to the north margin of Haywood Lane.

Being the same property conveyed to A. L. Howard, LLC, by deed from Miller Properties, LLC, an Alabama limited liability company, of record as Instrument No. 20041119-0139263, and corrected by Scrivener's Affidavit of record as Instrument No. 20050223-0019461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record including a sewer line easement of record in Book 5215, page 63; and a water line easement of record in Book 5215, page 67, and to all matters shown on the plan of record in Book 5050, page 79, said Register's Office.

This is improved property known as 114 Haywood Lane, Antioch, Tennessee 37013.

Rutherford County:
028E B 00701 – 98 N. Lowry Street, Smyrna, Tennessee 37167

Land lying in Rutherford County, Tennessee, more particularly described as follows:

Beginning at a nail on the back edge of sidewalk on the southwest right of way of US #41 Highway, being 203.8 feet south along said right of way from the center line of Hart's Branch; thence South 39 deg. 29' E 71.2 feet to a pin of back edge of sidewalk; thence continuing with the back edge of sidewalk in a southeasterly direction 60.6 feet to a point; thence South 55 deg. 0.1' west 64 .6 feet; thence North 36 deg. 0.1' west 69.2 feet to a point; thence North 40 deg. 20' West 63.1 feet to a point; thence North 50 deg. 56' East 66.6 feet to the point of beginning.

Being the same property conveyed to A.L. Howard, LLC, by deed from J. David Floyd and wife, Kathryn Floyd, of record in Record Book 470, page 1283, Register's Office for Rutherford County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and the right of way for railroad of record in Book 304, Page 267; and utility easement to the City of Smyrna of record in Book 119, Page 204 and in Book 119, Page 207; and easement of record in Book 1114, Page 1738; all of the said Register's Office.

This is improved property known as 98 N. Lowry Street, Smyrna, Tennessee 37167.